WARRANTY DEED

HUMPHREY-H17231

RHONDA M. HANNAH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES 6-18-2019

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17th DAY OF July, 2017.

(Affix Seal) Notary Public

My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jacqueline Humphrey, unmarried	NEW OWNER'S	059.15-0A-068.00 CO
3412 Chateau Valley Lane		
Nashville, TN 37207		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, MARCUS E WILCOX AND MAREKA WILCOX, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JACQUELINE HUMPHREY , UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 158 on the final plat, phase II, Chateau Valley of Record in plat Book 8250, page 93, Register's Office, Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to Marcus Wilcox and Mareka Wilcox, husband and wife by Deed from Karen Ramberg, Trustee of a Revocable Trust Agreement dated 06/07/2003 known as Trust Number 3412 Chateau Valley Lane of record in Inst # 201111140088366 recorded 11/14/11, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 3412 Chateau Valley Lane, Nashville, Tennessee 37207 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20170061697 DEEDWARR
Recvd: 07/19/17 11:13 2 pgs
Fees:13.00 Taxes:451.40
20170719-0072732

Witness my/our hand(s) this 17th day of July, 2017 :

Marcus E Wilcox

Mareka Wilcox

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named MARCUS E WILCOX AND MAREKA WILCOX, HUSBAND AND WIFE, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, _____, this 17th day of July, 2017.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
COMMISSION EXPIRES 6-18-2019